

RAMBLER REVOLUTION COSTS

(All prices include installation unless otherwise stated. All prices rounded to the nearest dollar.)

CONTRACTOR'S BUDGET: \$77,100

(Please keep in mind that these prices were reduced slightly by the contractor in order to get the project, which provided a high level of publicity. Consequently, the prices paid by individual homeowners may be slightly more.)

\$1,288 - Construction Permits

\$38,400 - Kitchen/Mudroom Addition

\$4,800 - Reconfiguring Bedroom Walls

\$3,900 - Removing the Walls around the Stairway

\$4,320 - Bathroom Remodel

\$8,000 - Basement Living Room Finish

\$4,600 - Basement Bedroom Finish

\$2,950 - A/C unit: \$3,200 minus \$250 Xcel rebate for 14.5 seer [Luxaire]

\$3,300 - Furnace: \$3,600 minus \$300 Xcel rebate for 94% efficiency [Luxaire]

\$1,650 - Water Heater \$1,800 minus \$150 Xcel rebate for 0.67 efficiency factor [A.O. Smith]

\$1,600 - Blown Cellulose Attic Insulation (R50): (w/ venting shoots) at 1,130 square feet = \$1.41 per sq. ft.

\$2,300 - GreenStar Certification

(TOTAL: \$77,100)

Further Itemization of Contractor's Expenses:

(The following numbers do not add-up to the above-listed amounts.)

Egress Window: \$1,500

Materials: \$700

Labor: \$800

Block Window: \$180 ea.

Materials: \$80

Labor: \$100

Refinishing the Hardwood Floors: \$1,700 (with patching) [KW Floors, Maple Grove]

InSoFast Basement Insulation Panels: \$900 / 616 square feet = \$1.46 per sq. ft.

Spray Foam Insulation in Well Room: \$250

Foil Faced Rigid Foam Board in Crawl Space: \$380 / 150 square feet = \$2.50 per sq. ft.

Dumpster (40 cubic yards) \$460 per haul (sorting & recycling provided off-site) [Allied Waste]

Kitchen Addition: \$8,880

Dig hole & backfill: \$900

Siding: \$700

Footing & block work: \$2,930

Roofing: \$800

Concrete slab floor: \$250

Framing: \$1,800

Interior rough-ins (plumbing, electrical): \$1,500

Kitchen Cabinets: \$3,700 [Ellingson Woodcraft]

Kitchen Countertops: \$1,600 [Ellingson Woodcraft]

Sliding Glass Doors to Future Deck: \$1,300

New Exterior Door to Mudroom: \$290

Kitchen/Mud/Dinning Flooring: \$1,600

Bathroom Remodel:

Floor Tile: \$450

Wall Tile: \$350

Vanity: \$400

Solar Tube in Bathroom: \$380

Materials: \$230

Labor: \$150

New oak tread on stairs to basement: \$2,500

New Windows: roughly \$260 ea. [Anderson – Silver Line]

GREENSTAR EXPENSES: \$5,952*

Registration: \$392

Third Party Inspections: \$950

Extra Full-Size Copy of Plan Set: \$13 [UPS Store]

Calcium Chloride Test: \$125 [Intersource]

Rating Fee: \$950 - \$450 (Donated) = \$500

Grass Seed: \$15

Radon Mitigation: \$1,207

Testing: \$7.00 [AirChek, Inc.]

Mitigation System Materials: \$600

Mitigation System Installation: \$600 [Energy and Environmental Services]

Additional Contractor Time: \$2,300*

*Our building official contributed a significant amount of time and assistance towards the tasks and duties required for GreenStar certification. The average contractor bid for GreenStar certification on this project was \$8,584 more than bids for construction without GreenStar certification.

ADDITIONAL EXPENSES INCURRED BY CITY: \$8,318

(Items which were donated are not included in total)

Pre-Purchase Home Inspection by Private Inspector: \$325 (donated)

Neighborhood Energy Connection Energy Audit: \$100

Asbestos Testing: \$1,000 - \$250 (Donation) = \$700 [Red Pine Industries]

Asbestos Abatement (removal): \$1,115

Lead Testing: \$13

Architectural Services: \$3,250 [Rust Architects]

Home Energy Squad: \$80

Maytag Laundry Package: \$950 [Appliance Smart]

Washer: \$425 (-\$50 Xcel rebate = \$375)

Dryer: \$425

Installation: \$150 (delivery included in kitchen appliance total)

Sprinkler System: \$4,606 [Escape Fire Co.] (Donated)

Material: \$1,450

Labor: \$2,756

Design & Permit: \$400

Frigidaire Kitchen Package: \$1,960 [Appliance Smart]

Refrigerator: \$700 - \$15 Xcel rebate = \$685

Stove/Oven: \$500

Dishwasher: \$250 - \$15 Xcel rebate = \$235

Microwave: \$150

Delivery: \$90

Installation: \$300

Interior Design: \$200 [Jackie Dekker-Travis] (Donated)

Veggie Garden: \$100

Plants: \$22 [Boy Scouts Sale]

Lumber: \$50.00 [Home Depot]

Misc: \$28

Rain Barrel: \$45.00 [City Hall] (Donated)

Compost Bin: \$35.00 [City Hall] (Donated)

Recycle Bin: First one free [City Hall]

APPROXIMATE COSTS PER SQUARE FOOT:

Upstairs bedroom reconfiguration: \$26/sq.ft.

Basement living room finish: \$20/sq. ft.

Bathroom remodel: \$90/sq. ft.

Kitchen addition & remodel: \$240/sq. ft.

Basement bedroom finish: \$33/sq.ft.

IMPROVEMENTS NOT INCLUDED IN PROJECT:

(Although not included at this time, we still wanted to show what they would have cost had they been included.)

Deck: \$2,500 - \$3,100

Relocate Laundry to Main Level: \$2,500 - \$3,600

Front Porch/Entry Feature: \$5,196 - \$9,300

Basement Bathroom Finish: \$10,000

SUB CONTRACTORS:

Escape Fire (Jason Gahm): 651-771-8874

InSoFast (Ed Sherrer): 651-653-3677

Brite Lite Electric (Dan Henschell): 651-774-0308

Toni DiLorenzo, Painter: 651-503-2705

Swift Mechanical (Chuck Wark): 651-486-6473

KW Floors: 612-759-0705

Arrow Building Center (Bill Clemen): 651-439-3518

Glacier Plumbing (Steve): 612-386-8719

Energy & Environmental Service (Worth Frank): 651-646-3470

Jackie Dekker, In Home Designer: 651-207-8907

AVERAGE RATES OF RETURN ON INVESTMENT:

(Based on National Average, Source: Remodeling Magazine value Report 2010-2011)

Minor Kitchen Remodel: 72.8%

Home Office Remodel: 45.8%

Bathroom Remodel: 64.1%

Sunroom/Porch Addition: 48.6%

Master Suite Addition: 63%

AVERAGE RATES OF RETURN ON ENERGY EFFICIENCIES:

(These numbers are the amount of reduction in utility 'spent' on the improvement, for example, the furnace will save about 15% of cost of heating the home and the water heater about 12% of water heating costs.)

Furnace: 15%

Water Heater: 12%

Air Conditioner: 25% - 35%

Attic Insulation: 10% - 14%

Rim Joist Insulation: 3% - 5%

GENERAL RULES OF THUMB:

Cold air leaks in at the ground level of the home and flows upward, then warm air leaks out the top of the home. When dealing with leaks, it's best to start high and work your way down. When crack sealing, if the crevice is less than 0.5-inch, use caulk. If the crevice is more than half an inch, use foam.

If you improve the value of your home by 5% or more, don't forget to adjust your homeowner's insurance coverage.

SOME EXPLANATIONS:

With the kitchen addition, the City had 3 options: a full basement, a crawl space or slab on grade construction. The extra space provided by a full basement was not necessary and the extra cost was significantly more. Slab on grade would've been the cheapest, but we believed it would be too cold and not as securely attached the home as a crawl space would be. The crawl space was a "happy medium" temperature-, price- and structural integrity-wise.

City staff didn't really consider the home to be modernized without a distinguishable master bedroom with a walk-in closet. At the same time, our consulting realtor advised that a two- bedroom home would not be as marketable as a three-bedroom home. The debate became whether we should leave the three bedrooms up and forgo the master bedroom idea, or create the master bedroom up, but then have the added expense of creating a third bedroom downstairs. We chose the latter option primarily because of the demonstration value to the community, but also in small part because we expect the market will support the improvement.

The redesign process looked closely at enlarging the only bathroom. But in our opinion, the small amount of extra space it provided was not worth cost of relocating the walls and plumbing fixtures. Unfortunately adding a second bathroom to the basement virtually from scratch was also outside of our budget.

The decision to close the basement fireplace was made for aesthetic as well as energy efficiency reasons. Below 40 degrees, the basement would have a negative pressure, causing the loss of warm air thru the flue. The basement is a poor location in that it doesn't draft well and therefore more soot than normal would circulate back into the basement, which is unhealthy to breathe, not to mention dirty. Burning wood is not as sustainable a practice as a gas burning fireplace. If a future owner desires to, the fireplace could easily be reopened and converted to gas or used as is.

The counter top in the bathroom is a "comfort height" of 36 inches vs. the traditional 30-inch height. Also, all the door handles throughout the home are levers versus knobs, which are more accessible.